

MIDWEST LAND GROUP PRESENTS

1.2 ACRES IN

MONTGOMERY COUNTY MISSOURI



1110 N STURGEON STREET, MONTGOMERY CITY, MO

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE COMMERCIAL PROPERTY WITH GREAT EXPOSURE & BONUS INCOME

Looking for the perfect spot to grow your business? This 1.2-acre commercial lot off Highway 19 in Montgomery City offers endless possibilities! The property features a 28'x52' metal building with a welcoming showroom, office, bathroom, and a large garage/work area—perfect for a wide range of business options.

Currently home to a thriving landscaping business, the setup includes a 31'x60' greenhouse and mulch and rock bins, giving you everything you need to hit the ground running or repurpose for your own business venture. The greenhouse could easily be converted into a shed or taken down for future expansion, and the mulch/rock bins are sitting on a 72'x40' concrete pad.

The property comes complete with a small shed, carport, and an on-site billboard that brings in rental income—a great bonus feature!

With high visibility and easy access, this property is ideal for contractors, retail operations, or anyone needing room to work and grow. Opportunities like this don't come around often! Investors don't sleep on this one! For an in-person showing, contact Nicole Hart at (573) 658-9135.



PROPERTY FEATURES

PRICE: **\$235,000** | COUNTY: **MONTGOMERY** | STATE: **MISSOURI** | ACRES: **1.2**

- 1.2 acres in city limits of Montgomery City
- Great road frontage & visibility
- 28'x52' metal building
- Complete with a showroom, office space
- Large garage/workshop area
- 31'x60' greenhouse complete with heat
- Mulch/rock bins
- Ample parking & space for equipment
- Tons of expansion opportunities
- On-site billboard
- Suitable for a variety of commercial uses
- Convenient access & high traffic location



1.2 ACRES IN CITY LIMITS



GREAT ROAD FRONTAGE & VISIBILITY



28'X52' METAL BUILDING



COMPLETE WITH A SHOWROOM, OFFICE SPACE



31'X60' GREENHOUSE WITH HEAT



MULCH/ROCK BINS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Map Center: 38° 59' 14.09, -91° 30' 52.07

30-49N-5W
Montgomery County
Missouri

0ft 88ft 177ft



10/28/2025

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



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LAND AGENT

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